

# Quality of Life Council Committee

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Livable Places

April 27, 2022



PLANNING &  
DEVELOPMENT  
DEPARTMENT

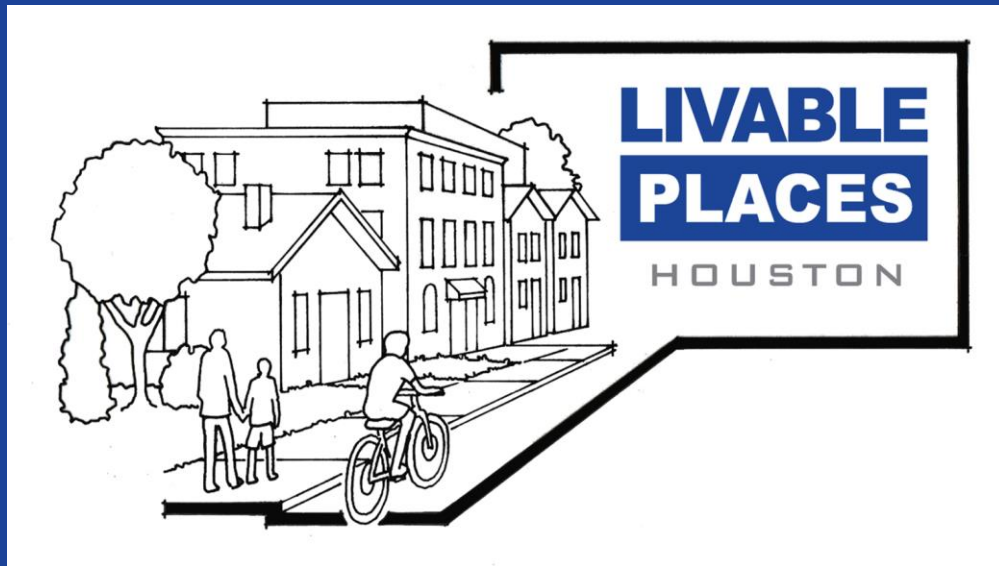
# Items for presentation

Update on Livable Places Project

Chapter 42 Technical Amendments

# Livable Places Action Committee

The Livable Places Action Committee is creating opportunities within our development standards that encourage housing variety and affordability.



# Items for presentation

Update on Livable Places Project

Chapter 42 Technical Amendments

# Topics currently discussing

- Density & Affordability
- Access & Multimodal Options
- Infrastructure

# Items for presentation

Update on Livable Places Project

Chapter 42 Technical Amendments

# Technical Amendments

## Purpose

- To clarify and codify some requirements/policies
- Eliminate inconsistencies
- Help the workflow
- Add efficiency



# Technical Amendments

1. Notification area, time period and signage
2. Subdivision naming standards
3. Variances for SMLS/SMBL
4. Identifying Floodplains on General Plans
5. Public hearing notice provision
6. Time for Submittal
7. Street Width in Place
8. Nonresidential Reserves
9. Temporary Access Easement for Utility Facilities



# Notification Requirements

## Objective

To make the notice process consistent across all applications, efficient to automate, and provide more time for public to prepare.

## Approach

- Notification area for PH and Special request applications- 250' Radius
- Notification days- 20 days before the planning commission meeting
- Notification sign to be simplified and removed prior to recordation of plat







# Notification Requirements – No. of days

PUBLIC HEARINGS		SPECIAL REQUESTS (Variances/Special Exceptions)	
Current	Proposed	Current	Proposed
16 days	20 days	7 days	20 days

The notice sign must be removed within 60 days after Planning Commission action

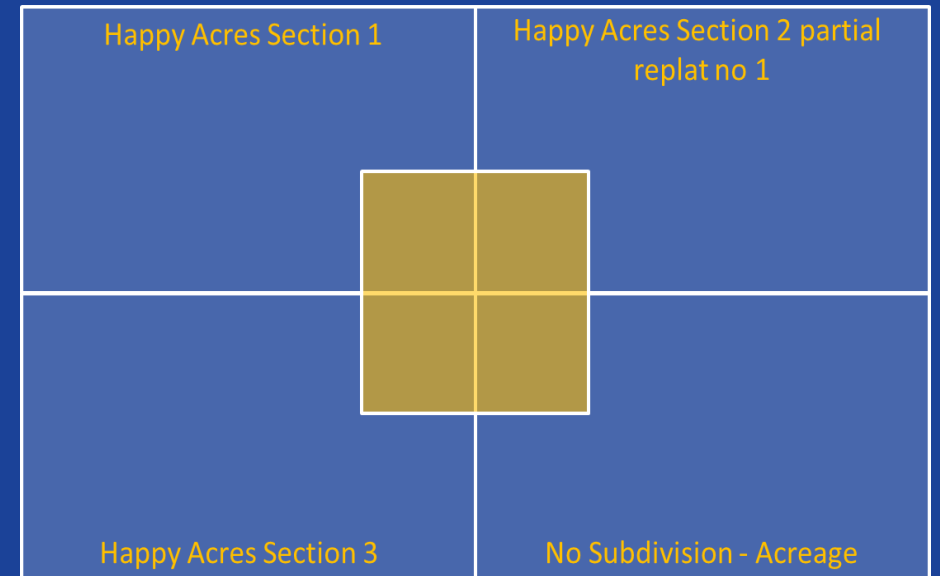
# Subdivision Naming Standards

## Objective

To codify long standing subdivision naming guidelines and remove complex subdivision names

## Approach

- Establish a clear connection between the ordinance and the standard naming policy.
- Eliminate requirements to continue preceding plat name



What is the name based on the current rules?

# Subdivision Naming Standards

## HYDE PARK HEIGHTS PARTIAL REPLAT NO 3 AND SANDY SIDE ADDITION PARTIAL REPLAT NO 2

A SUBDIVISION OF 0.2273 ACRES (9,900 SQUARE FEET) OF LAND SITUATED IN THE OBEDIENCE SMITH SURVEY, A- 696, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF LOT 3, BLOCK 41, OF SANDY SIDE ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 552, PAGE 579, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING A REPLAT OF LOTS 1 & 2, BLOCK 13, OF HYDE PARK HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

## HYDE PARK SANDY MEWS

A SUBDIVISION OF 0.2273 ACRES (9,900 SQUARE FEET) OF LAND SITUATED IN THE OBEDIENCE SMITH SURVEY, A- 696, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, FURTHER BEING A REPLAT OF LOT 3, BLOCK 41, OF SANDY SIDE ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 552, PAGE 579, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING A REPLAT OF LOTS 1 & 2, BLOCK 13, OF HYDE PARK HEIGHTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 31, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS


# Variances for SMLS/SMBL

## Objective

Distinguish the statement of facts for all variances and for properties subject to SMLS/SMBL considering vested rights

## Approach

Clarify that the five statement of facts for variances are not required while seeking a variance for properties subject to SMLS/SMBL considering vested rights.

 **PLANNING & DEVELOPMENT DEPARTMENT**

**APPLICANT'S Variance Request Form**

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Application Number: 2020-0000  
Plat Name: Plat name  
Applicant: Applicant  
Date Submitted: 01/02/2020

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(Sec. 42-47 and Sec. 42-81)  
**Specific Variance is being sought and extent of variance:**  
Statement of the variance(s) being requested.  
**Chapter 42 Section: Section**

**Chapter 42 Reference:**  
Chapter 42 Reference.

**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and provisions of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

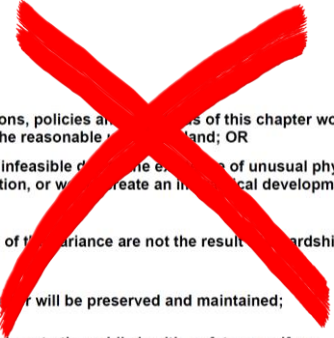
(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of hardship created or imposed by the applicant;

(3) The intent and general purposes of this chapter will be preserved and maintained;

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

(5) Economic hardship is not the sole justification of the variance.



# Identifying Floodplains on General Plans

## Objective

To codify the policy that requires all general plans to identify the existing floodways and floodplains.

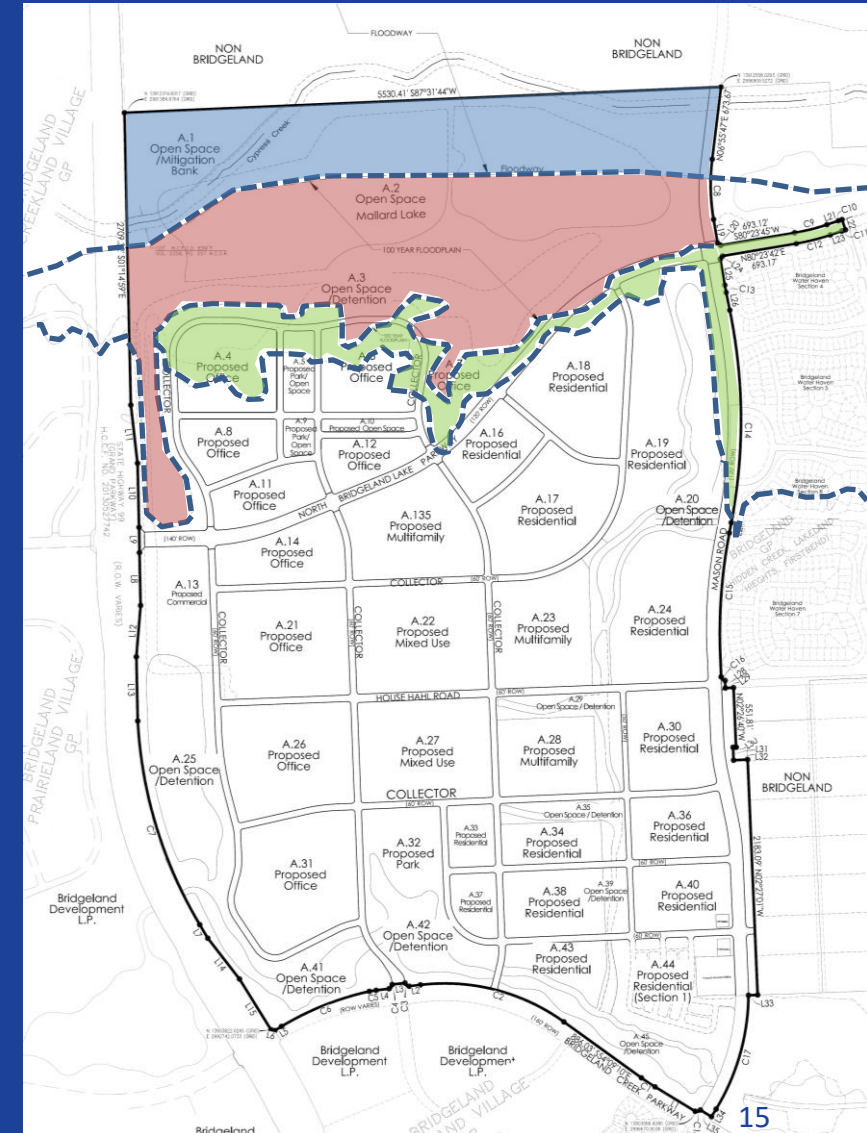
## Approach

Amend the ordinance language to require general plans to identify all floodways and floodplains

Floodway

100-yr Floodplain

500-yr Floodplain



# Public Hearing Notice Provision

## Objective

Include the public hearing notice requirements in the ordinance for easy access and better understanding.

## Approach

Include the public hearing notice requirements in the ordinance instead of referring to Local Government Code 212



# Time for Submittal

## Objective

To add language in the ordinance referring to the Planning Commission schedule that is adopted every year and avoid confusion during holidays.

## Approach

Amend the ordinance by referring to the adopted Planning Commission meeting dates. This will allow reasonable time to perform all administrative procedures and add flexibility to account for holidays.

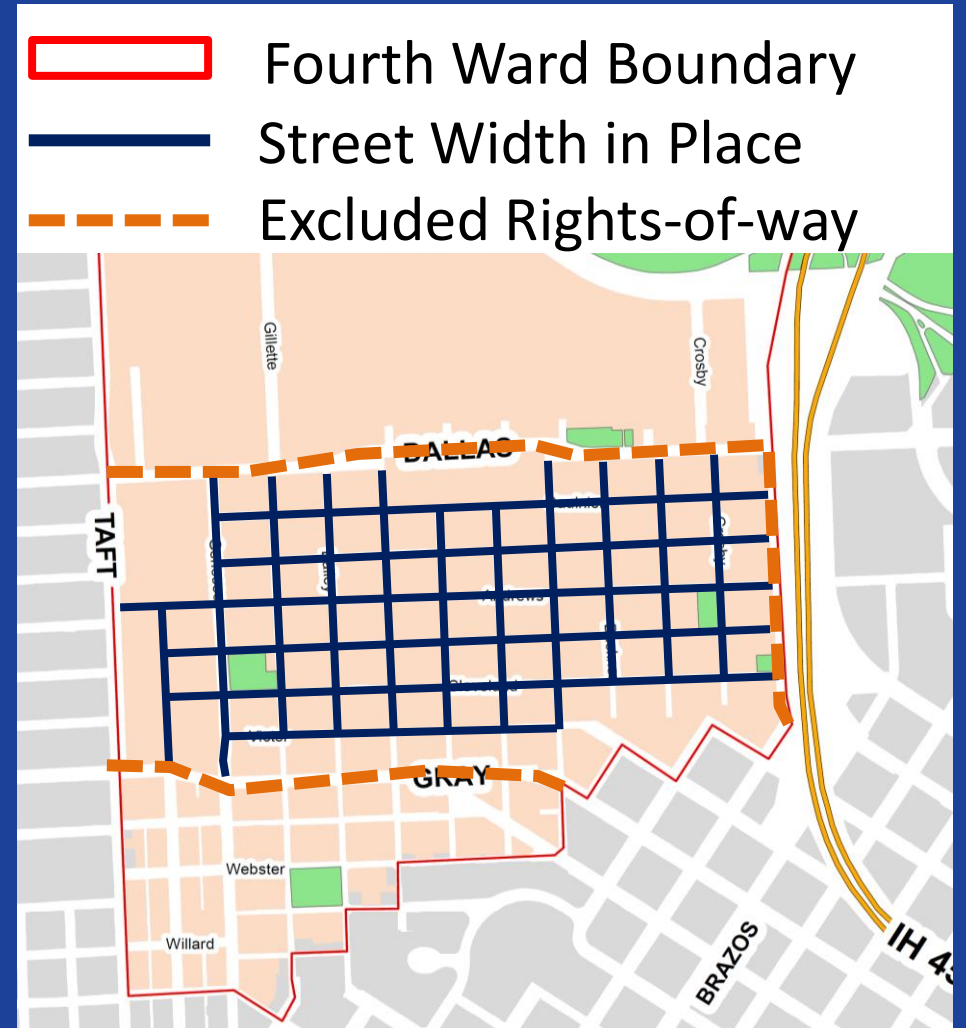
# Street Width in Place

## Objective

To add the omitted language to provide more clarity and maintain consistency.

## Approach

Add the omitted language to match the Street Ordinance and remove reference to abandoned streets



# Nonresidential Reserves

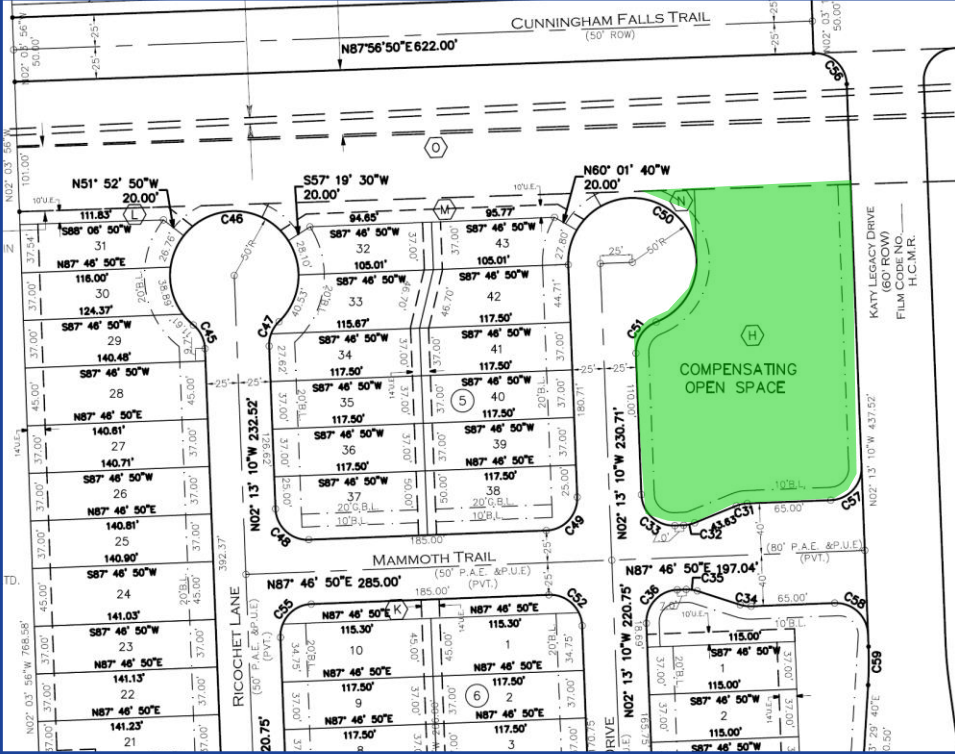
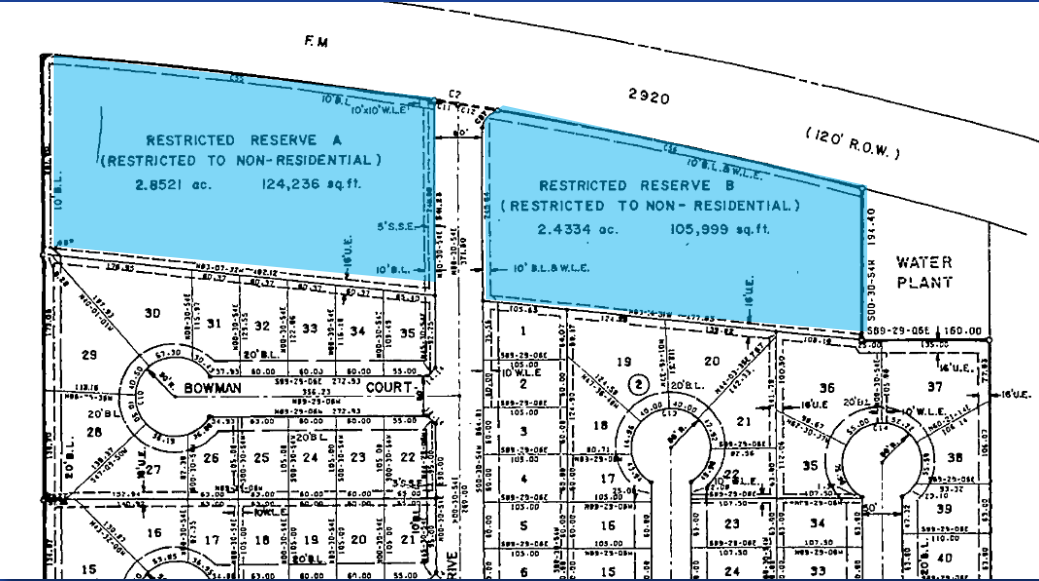
## Objective

Clarify that the term “nonresidential” in 42-193 only refers to a specific reserve use identified in older plats and does not apply to all uses that qualify under the definition of nonresidential use.

## Approach

Clarify that the term “nonresidential” used in Sec. 42-193 only applies to specific reserves in older plats that are “restricted to nonresidential use” and not anything that isn’t residential

# Nonresidential Reserves



# Temporary Access Easement - Utility Facilities

## Objective

Allow temporary access via an access easement for reserves restricted to certain utility facilities

## Approach

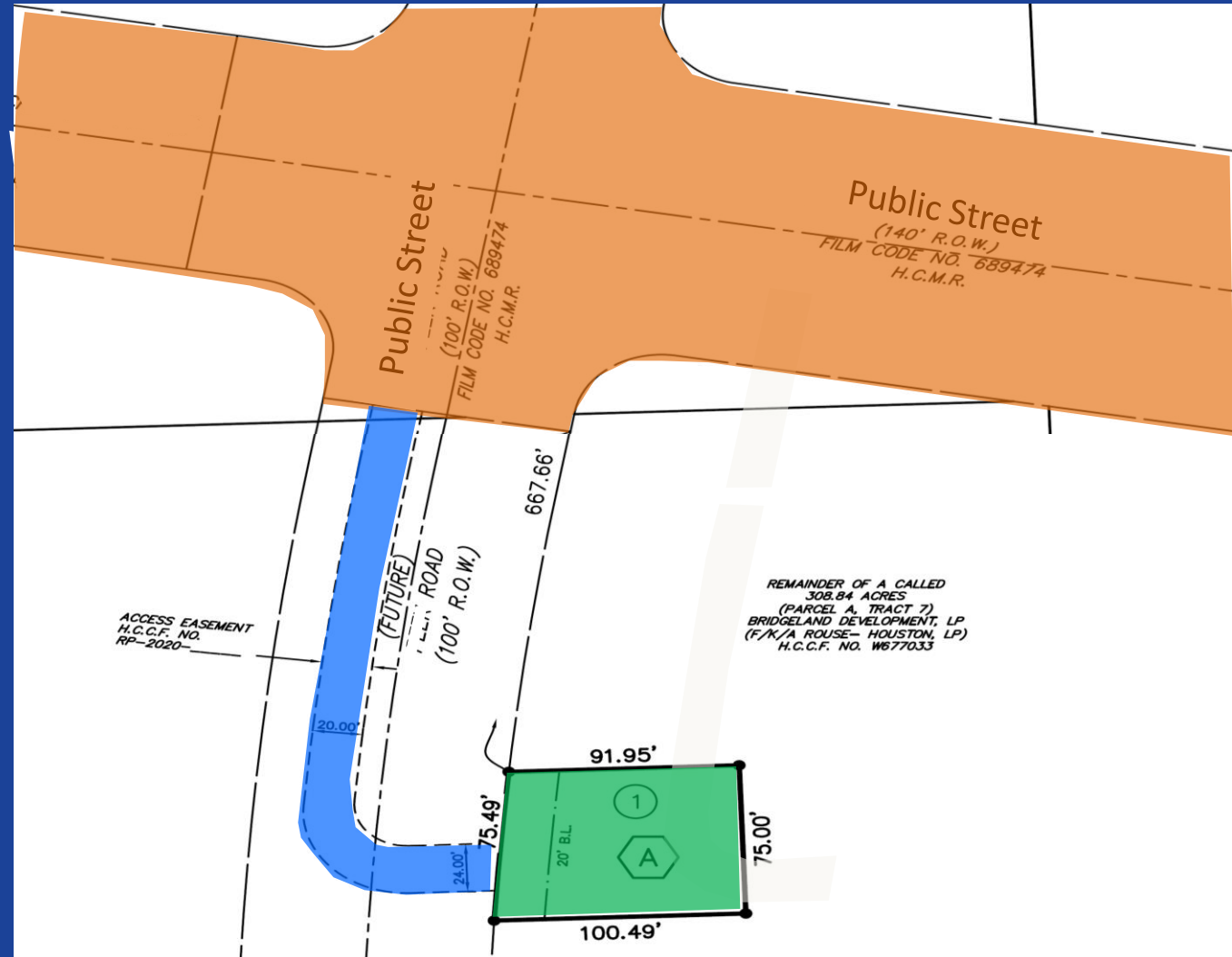
Allow utility facilities to take access via an access easement temporarily until adjacent streets are developed

# Temporary Access Easement - Utility Facilities

Recorded Public Street

Temporary Access Easement

Proposed Restricted Reserve



# Technical Amendments

## Public Engagement

LPAC Committee	October 20, 2020
Planning Commission public hearing	March 18, 2021
30-day comment period	March 18 – April 18, 2021
Planning Commission	May 27, 2021

## What's next?

City Council public hearing	May 2022
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# Contacts and Resources

## **Livable Places**

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## **Suvidha Bandi**

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For details, videos, and other materials visit project webpage at

[www.LetsTalkHouston.org/Livable-Places](http://www.LetsTalkHouston.org/Livable-Places)

[www.HoustonPlanning.com/LivablePlaces](http://www.HoustonPlanning.com/LivablePlaces)



# Questions?

# Thank You



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